

Redmond 2050 SEPA Infill Exemptions

September 20, 2023

I. Introduction.....	I-1
II. Infill Exemption Allowances.....	II-2
III. Proposed Infill Exemption Locations.....	III-3
Alternatives and Growth Evaluated	III-3
Preferred Alternative Zoning and Housing Types.....	III-5
IV. Policies and Regulations that Mitigate	IV-7
V. Infill Exemption Summary and Rules	V-11
VI. Infill Exemption Mitigation Table.....	VI-14

I. Introduction

Redmond is considering adoption of an infill exemption for several locations in the city to facilitate desired housing development per the State Environmental Policy Act (SEPA).

Currently, per the Redmond Zoning Code (RZC) 21.70.090, the City exempts single-family residential development of 30 or fewer dwelling units or multifamily dwellings of 60 or fewer units from undergoing review under SEPA. The City is considering applying an infill exemption under RCW 43.21C.229. This would allow residential and mixed-use development to be exempt from SEPA regardless of size. Instead, such development would be subject to the City’s robust development regulations and permit review process.

This document outlines requirements, identifies proposed infill exemption locations, and describes policies and regulations that mitigate impacts.

II. Infill Exemption Allowances

To accommodate infill development in urban areas not meeting the density goals of a Comprehensive Plan, the City can establish an infill exemption where development that is consistent with City regulations is not required to undergo new environmental review, provided that the probable adverse environmental impacts have been adequately addressed by local regulations and that the City's Comprehensive Plan was previously subject to an Environmental Impact Statement (EIS).

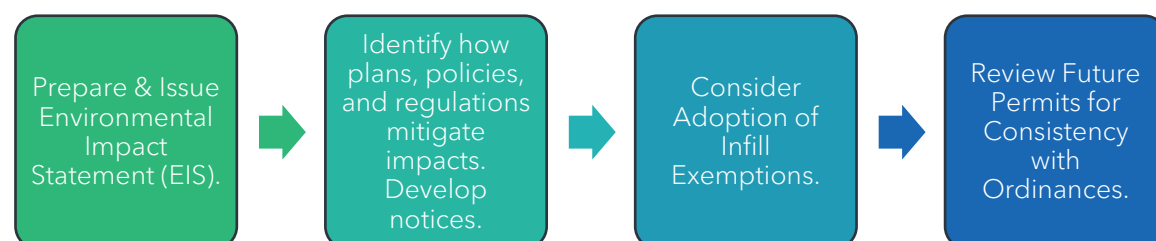
An infill exemption allows for residential development, mixed use development including housing, and single-purpose commercial (non-retail) development up to 65,000 square feet.

Senate Bill 5412 (2023) adds a new section to RCW 43.21C.229 indicating that all project actions to develop housing units or middle housing per the Growth Management Act are exempt from SEPA provided:

- the development is consistent with all development regulations;
- the development is consistent with the proposed use or density and intensity of use in the designated infill area;
- the EIS prepared for the infill exemption analyzes multimodal transportation impacts, including impacts to neighboring jurisdictions, transit facilities, and the state transportation system including documented consultation with the Washington State Department of Transportation;
- the EIS documents that the comprehensive plan, subarea plans, adopted regulations, and state and federal regulations mitigate impacts; and
- there is a 60-day notice to affected tribes, state agencies, and other jurisdictions and public before the environmental analysis is completed.

The Infill Exemption process is included in Exhibit 1.

EXHIBIT 1. INFILL EXEMPTION PROCESS



Section V describes and lists the state law allowing for the infill exemption.

III. Proposed Infill Exemption Locations

Alternatives and Growth Evaluated

The City has designated or proposed centers particularly around high-capacity transit. The City has also identified areas where a wide range of housing types are necessary to meet affordable housing need. To streamline development under an infill exemption, the City has proposed infill exemptions for:

- Downtown Urban Center, a designated regional growth center under VISION 2050,
- Marymoor Village Center, a proposed Countywide Growth Center under Countywide Planning Policies, and
- All zones allowing residential uses citywide to provide housing and middle housing.

Separately, the City is considering a Planned Action Ordinance update for Overlake Center, which allows both residential and non-residential uses.

Three alternatives were reviewed in the Redmond 2050 Draft EIS 2022, including Alternative 1 No Action (Current Plan), Alternative 2 Centers, and Alternative 3 Centers and Corridors. Action Alternatives study most growth in areas with access to high-capacity transit. A Preferred Alternative has been developed and is examined in a Supplemental Draft EIS issued in September 2023. It is similar to Alternatives 3 with zoning organized around transit stations and citywide housing affordability needs. See Exhibit 2 for a comparison of housing growth numbers considered in all centers and areas outside centers. Infill exemptions are proposed for Downtown Center, Marymoor Village, and other areas noted on Exhibit 2.

EXHIBIT 2. HOUSING GROWTH BY ALTERNATIVE IN CITY AND CENTERS

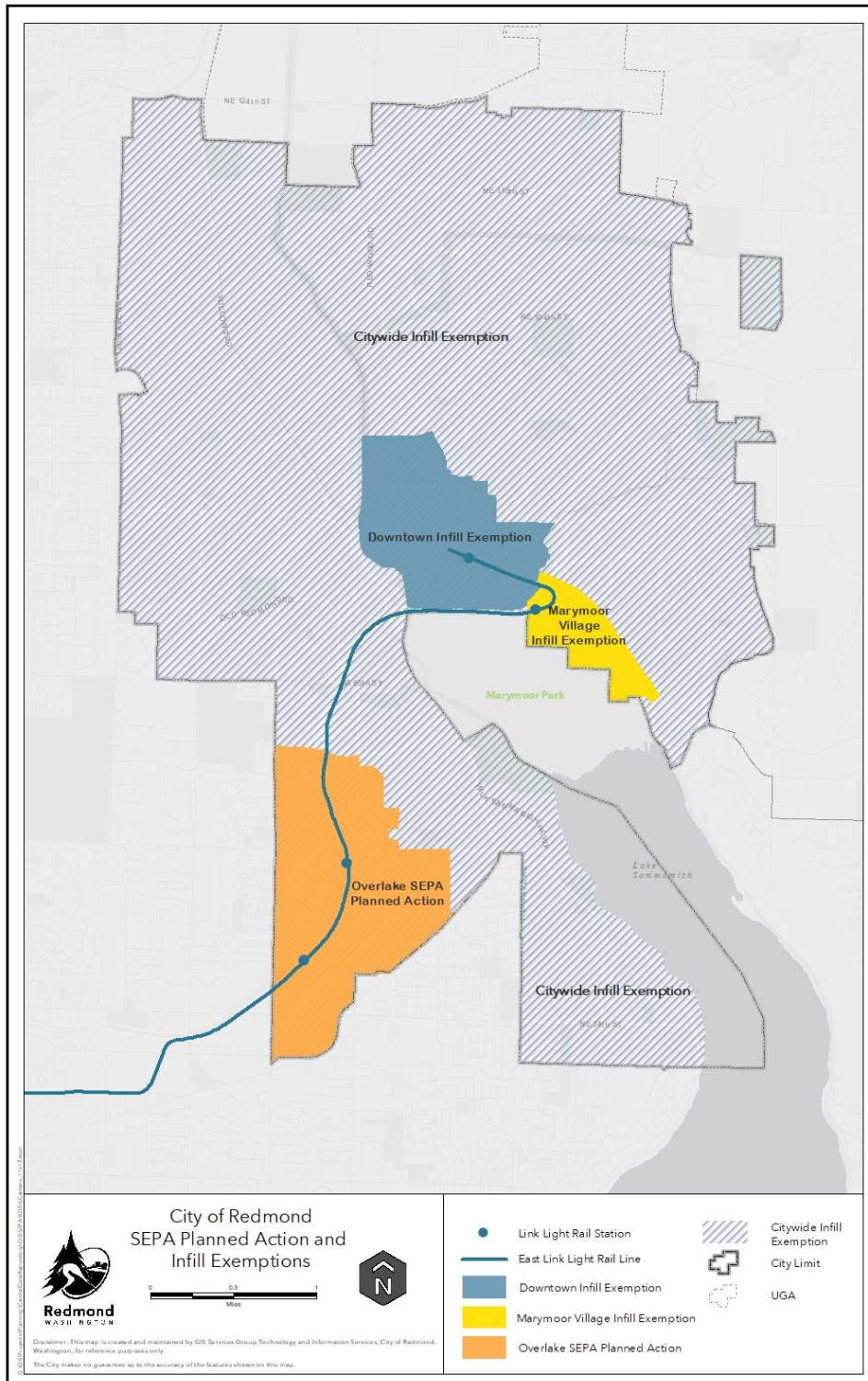
	Alternative 1 No Action	Alternative 2 Centers	Alternative 3 Centers & Corridors	Preferred Alternative
Housing Growth City	19,453	25,017	29,499	29,700
Downtown: Potential Infill Exemption	3,225	2,017	999	8,000
Marymoor Village Potential Infill Exemption	2,434	5,729	2,921	3,800
Overlake: Separate Planned Action Update	2,450	10,903	9,230	10,000
Other Residential Areas Excluding Centers above	11,344	6,368	16,349	7,900

Redmond 2050 Draft EIS, 2022 and Supplemental Draft EIS, 2023

Jobs are also considered in each alternative and for each center and areas beyond.

The Downtown Infill Exemption area, Marymoor Village Infill Exemption Area, the Overlake Planned Action area, and the balance of the city, which will be under the Citywide Infill Exemption, are illustrated in Exhibit 3.

EXHIBIT 3. REDMOND SEPA PLANNED ACTION AND INFILL EXEMPTION AREAS



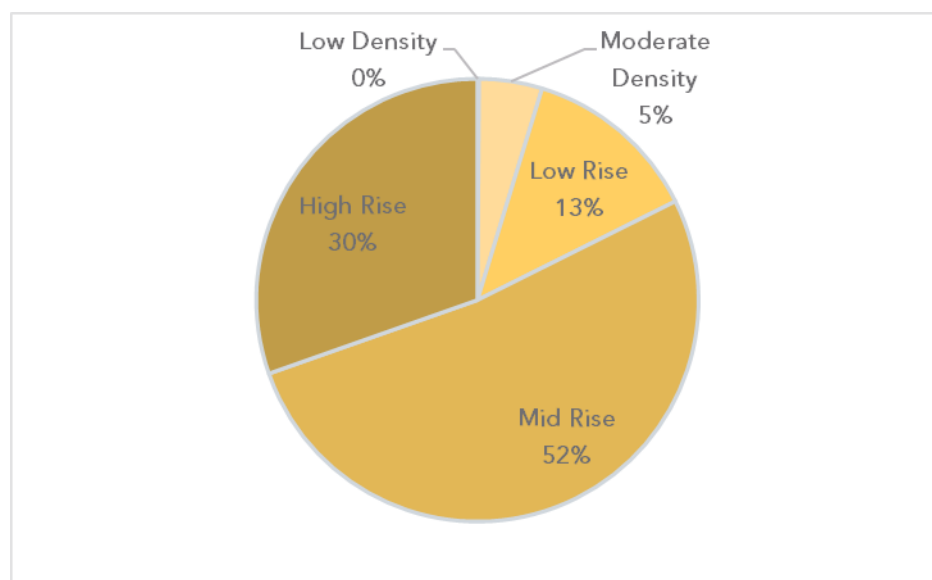
Source: City of Redmond, 2023.

Preferred Alternative Zoning and Housing Types

The Infill Exemptions examined in this document would be organized around the Preferred Alternative. The Preferred Alternative proposes new policies, zoning, and regulations. The zoning allows more infill development to support a range of affordable housing types including middle housing. See Exhibit 4. The Preferred Alternative also proposes other code changes to improve environmental quality as described in the following section.

The Preferred Alternative provides capacity in housing types more likely to meet City need for housing affordability. The Preferred Alternative implements Redmond's Housing Action Plan with added middle housing types (moderate density) in the proposed Neighborhood Residential zone. It also increases areas zoned for low- and mid-rise attached housing (e.g., R-30). Housing Element policies provide additional strategies to avoid or mitigate displacement. Given the density and form more conducive to missing middle housing, and its distribution in both centers and corridors as well as other neighborhoods, the Preferred Alternative could provide for more distributional equity.

EXHIBIT 4 - HOUSING MIX - PREFERRED ALTERNATIVE



Note: Low Density refers to single-family development, whereas Low Rise refers to apartments built at three or fewer stories.

Source: City of Redmond 2023.

The housing types that could be built are illustrated in Exhibit 5. Heights in Downtown and Marymoor would be a maximum 10-12 stories and lower in other infill exemption areas. See Exhibit 6. Overlake is the subject of a separate Planned Action Ordinance Update and could have greater heights.

EXHIBIT 5 – PREFERRED ALTERNATIVE TYPOLOGIES



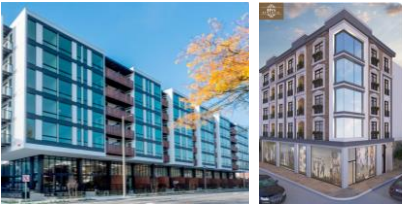

BUILDING TYPES	STORIES	EXAMPLES
Moderate Density: Townhouse, Multiplex	3	
Lowrise: Stacked Flats	3	
	4	
Midrise: Podium	5	
	6	
High-Rise	10-12 (Downtown & Marymoor)	
	19 (Overlake)	
	30 (Overlake)	

EXHIBIT 6 – RANGE OF BUILDING STORIES BY ALTERNATIVE

Center	Alt 1 – No Action	Alt 2 – Centers and Preferred Alternative		Alt 3 - Centers and Corridors	
	Allowed	Typical	TOD	Typical	TOD
Overlake Metro Center	9 – 12 stories**	Up to 19 stories	Up to 30 stories	Up to 10 stories	Up to 12 stories**
Downtown Urban Center*	4 – 8 stories	6 – 10 stories***	Up to 12 stories	Up to 10 stories	Up to 12 stories**
Marymoor Village	5 – 6 stories	6 – 10 stories	Up to 10 stories	8 – 10 stories	Up to 12 stories

Notes: * Code revisions were adopted in 2023 to allow 12 stories in the Town Center zone.

** Aesthetic model assumed up to 10 stories.

*** Aesthetic model assumed up to 8 stories.

Sources: City of Redmond, 2021; IBI, 2021, Redmond 2050 Draft EIS, 2022.

IV. Policies and Regulations that Mitigate

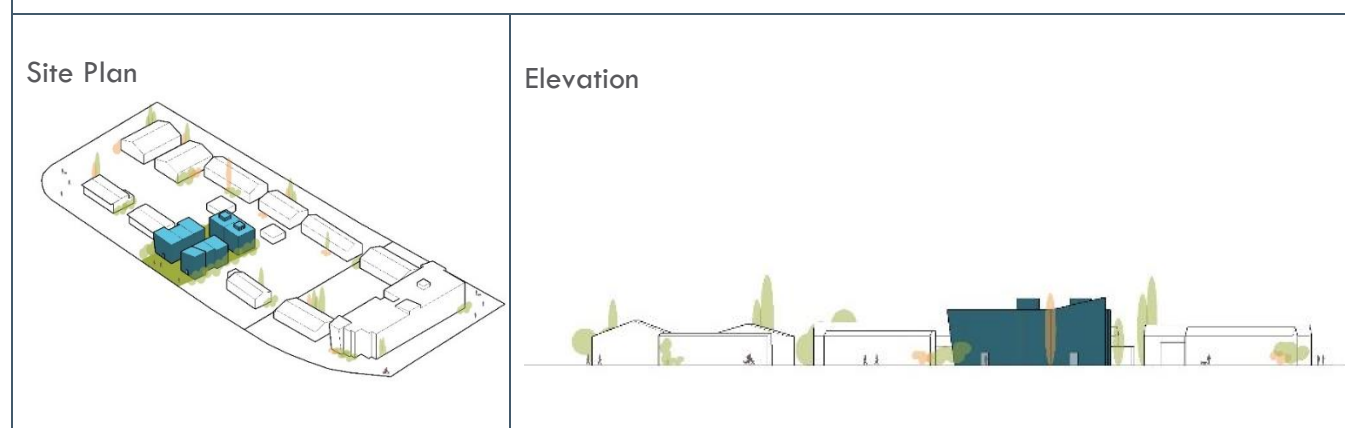
Infill development would allow for dwellings that fit the intent of the zone, and would be subject to City zoning standards for height, setbacks, landscaping, access, etc. The City is proposing to consolidate its single-family zones into a Neighborhood Residential zone similar in density to the current R-8 zone. The City is also proposing to consolidate its multifamily zones into a Neighborhood Multifamily zone similar to its R-30 zone. Example developments at 8-30 units per acre are illustrated below.

EXHIBIT 7 - EXAMPLE INFILL DEVELOPMENT AND DENSITIES

Density: 2 units/ 10,900 SF lot = 8 du/ac



Density: 8 units/ 12,000 SF lot = 29 du/ac



Source: BERK Consulting, Inc.

The State Environmental Policy Act (SEPA) was passed by the Washington State Legislature in 1971. The statute creates a review and evaluation framework centering the identification and mitigation of impacts to the natural and built environment. In addition to SEPA, there are numerous other laws that regulate development including, but not limited to:

- Plats–Subdivisions–Dedications (RCW 58.17)
- Shoreline Management Act (RCW 90.58) (1971)
- Growth Management Act (RCW 36.70A) (1990, 1991)

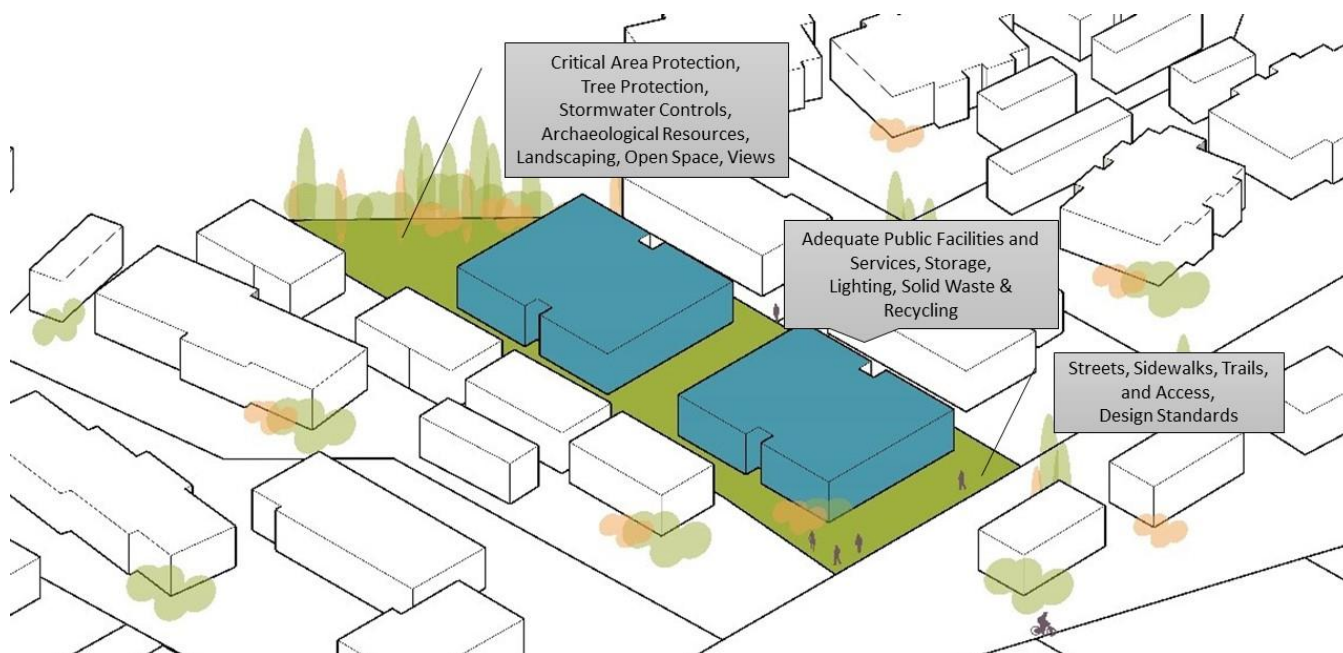
In addition to these laws, numerous state and federal laws also require that counties and cities like Redmond adopt regulations protecting water quality, wetlands, streams, fish and wildlife, floodplains, archaeological and cultural resources, air quality, noise, transportation, building, fire protection, energy, and more. The Governor's Office for Regulatory Innovation and Assistance provides guidebooks and flow charts to help clarify complex procedures illustrating the level of scrutiny given to development. (See:

https://www.oria.wa.gov/site/alias_oria/347/Permitting.aspx.)

The City of Redmond has numerous regulations that apply to development, and that have improved in specificity and quality since the passage of SEPA in 1971. The City can condition development through its permit review process. The City has several reporting requirements in its Zoning Code appendices.

A partial illustration of applicable standards to a site is shown in the Exhibit 8. It includes critical area protection, tree protection, stormwater controls, archaeological resources protection, landscaping and open space standards, view protection, adequate public facilities and services, lighting, storage, solid waste and recycling, streets, sidewalks, trails, and access, design standards, and more.

EXHIBIT 8 - DEVELOPMENT AND ENVIRONMENTAL REGULATIONS (~ 20-40 DU/AC)



Source: BERK Consulting, Inc.

The City's key regulations are listed in Exhibit 9. Several are undergoing amendment with the Redmond 2050 periodic update to address critical areas regulations and best available science, new zones and housing allowances, and design standards particularly for centers and transit-oriented development. In addition, the City is updating the Transportation Master

Plan and Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan. Plans, regulations, impact fees, and other standards would flow from those plan updates.

EXHIBIT 9 – CURRENT ZONING AND MUNICIPAL CODE CHAPTERS

Code Articles/Titles	Chapters
Zoning Article I: Zone Based Regulations, §§ 21.04.010–21.16.030	21.04 General Provisions
	21.06 Urban Recreation
	21.08 Residential Regulations
	21.10 Downtown Regulations
	21.12 Overlake Regulations
	21.13 Southeast Redmond Regulations
	21.14 Commercial Regulations
Zoning Article II: Citywide Regulations, §§ 21.17.010–21.57.020	21.16 Site Requirements Measurement and Other Applicable Regulations
	21.17 Adequate Public Facilities and Undergrounding of Utilities
	21.18 Adult Entertainment Facilities
	21.20 Affordable Housing
	21.24 Fences
	21.26 Hazardous Liquid Pipelines
	21.28 High Capacity Transit Corridor Preservation
	21.30 Historic and Archaeological Resources
	21.32 Landscaping
	21.34 Lighting
	21.36 Open Space
	21.38 Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures
	21.40 Parking Standards
	21.41 Marijuana-Related Uses
	21.42 Public View Corridors and Gateways
	21.44 Signs
	21.46 Temporary Uses
	21.48 Transfer of Development Rights (TDR) Program
	21.50 Transition Overlay Areas
	21.52 Transportation Standards
	21.54 <i>Repealed</i>
	21.56 Wireless Communication Facilities
	21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing
Zoning Article III: Design Standards, §§ 21.58.010–21.62.030	21.58 Introduction
	21.60 Citywide Design Standards
	21.62 Urban Center Standards

Code Articles/Titles	Chapters
Zoning Article IV: Environmental Regulations, §§ 21.64.010–21.72.110	21.64 Critical Areas Regulations 21.66 Dredging Standards 21.67 Green Building Incentive Program (GBP) 21.68 Shoreline Master Program 21.70 State Environmental Policy Act (SEPA) Procedures 21.72 Tree Protection
Zoning Article VI: Land Division, §§ 21.74.010– 21.74.030	21.74 Land Division
Zoning Article VI: Review Procedures, §§ 21.76.010–21.76.100	21.76 Review Procedures
Zoning Article VII: Definitions	21.78 Definitions
Zoning Appendices	1 Critical Areas Reporting Requirements. 2 Construction Specification and Design Standards for Streets and Access. 2A Downtown Street Requirements. 3 Design Requirements for Water and Wastewater Extensions. 4 Historic Landmarks Care and Restoration. 5 Redmond Heritage Resource Register. 6 Extraordinary Notice Requirements. 7 Overlake Village Street Requirements. 8A Marymoor Subarea Street Requirements. 8B 192nd Ave NE Corridor Design Requirements. 9 Cultural Resources Management Procedures.
Selected Municipal Code Chapters	Title 3 Revenue and Finance <ul style="list-style-type: none"> Chapter 3.10 Impact Fees Chapter 3.38 Multifamily Housing Property Tax Exemption Title 6 Health and Sanitation <ul style="list-style-type: none"> Chapter 6.36 Noise Standards Title 12 Streets and Sidewalks Title 13 Water and Sewers Title 15 Buildings and Construction Title 16 Subdivisions

As part of the EIS, the ability of existing and proposed policies and regulations to serve as mitigation are included in Section VI.

V. Infill Exemption Summary and Rules

RCW 43.21C. 229¹ Infill and housing development–Categorical exemptions from chapter

Section 1

- RCW 43.12C. 229 aims to accommodate infill and housing developments. Any city or county planning under RCW 36.70A.040 is authorized by this section to establish categorical exemptions from the requirements of this chapter. An exemption may be adopted by a city or county under this subsection if it meets the following criteria:

Section 2

- (a) Exempt government action related to development proposed to fill in an urban growth area, designated according to RCW 36.70A.110, where current density and intensity of use in the area is roughly equal to or lower than called for in the goals and policies of the applicable comprehensive plan and the development is either:
 - Residential development;
 - Mixed-use development; or
 - Commercial development up to 65,000, excluding retail development;
- (b) It does not exempt government action related to development that is inconsistent with the applicable comprehensive plan or would clearly exceed the density or intensity of use called for in the goals and policies of the applicable comprehensive plan;
- (c) The local government considers the specific probable adverse environmental impacts of the proposed action and determines that these specific impacts are adequately addressed by the development regulations or other applicable requirements of the comprehensive plan, subarea plan element of the comprehensive plan, planned action ordinance, or other local, state, or federal rules or laws;
- (d)
 - The city or county's applicable comprehensive plan was previously subjected to environmental analysis through an environmental impact statement under the requirements of this chapter prior to adoption; or

¹ Infill development–Categorical exemptions from chapter:
<https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C.229&pdf=true> and as amended
<https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/Session%20Laws/Senate/5412-S2.SL.pdf>

- The city or county has prepared an environmental impact statement that considers the proposed use or density and intensity of use in the area proposed for an exemption under this section.

Section 3

- All project actions that propose to develop one or more residential housing units within the incorporated areas in an urban growth area designated pursuant to RCW 36.70A.110 or middle housing within the incorporated areas in an urban growth area designated pursuant to RCW 36.70A.110, and that meet the criteria identified in section (a) and section (b) of this subsection, are categorically exempt from the requirements of this chapter. For purposes of this section, “middle housing” has the same meaning as in RCW 36.70A.030. Jurisdictions shall satisfy the following criteria prior to the adoption of the categorical exemption under this subsection:
 - (a) The city or county shall find that the proposed development is consistent with all development regulations implementing an applicable comprehensive plan adopted according to chapter 36.70A RCW by the jurisdiction in which the development is proposed, with the exception of any development regulation that is inconsistent with applicable provisions of chapter 36.70A RCW; and
 - (b) The city or county has prepared environmental analysis that considers the proposed use or density and intensity of use in the area proposed for an exemption under this section and analyzes multimodal transportation impacts, including impacts to neighboring jurisdictions, transit facilities, and the state transportation system.
 - (i) Such environmental analysis shall include documentation that requirements for environmental analysis, protection, and mitigation for impacts to elements of the environment have been adequately addressed for the development exempted. The requirements may be addressed in locally adopted comprehensive plans, subarea plans, adopted development regulation, other applicable local ordinances and regulations, or applicable state and federal regulations. The city or county must document its consultation with the department of transportation on impacts to state-owned transportation facilities including consideration of whether mitigation is necessary for impacts to transportation facilities.
 - (ii) Before finalizing the environmental analysis pursuant to (b) (i), the city or county shall provide a minimum of 60 days’ notice to affected tribes, relevant state agencies, other jurisdictions that may be impacts, and the public. If a city or county identifies that mitigation measures are necessary to address

specific probable adverse impacts, the city or county must address those impacts required mitigation identified in the environmental analysis pursuant to this subsection (3) (b) through locally adopted comprehensive plans, subarea plans, development regulations, or other applicable local ordinances and regulations. Mitigation measures shall be detailed in an associated environmental determination.

- The categorical exemption is effective 30 days following action by a city or county pursuant to (b) (ii) of this subsection.

Section 4

- Until September 30, 2025, all project actions that propose to develop one or more residential housing or middle housing units within a city west of the crest of the Cascade mountains with a population of 700,000 or more are categorically exempt from the requirements of this chapter. After September 30, 2025, project actions that propose to develop one or more residential housing or middle housing units within the city may utilize the categorical exemption in subsection (3) of this section.

Section 5

- Any categorical exemption adopted by a city or county under this section applies even if it differs from the categorical exemptions adopted by rule of the department under RCW 43.21C.110(1)(a). Nothing in this section shall invalidate categorical exemptions or environmental review procedures adopted by a city or county under a planned action pursuant to RCW 43.21C.440. However, any categorical exemption adopted by a city or county under this section shall be subject to the rules of the department adopted according to RCW 43.21C.110(1)(a) that provide exceptions to the use of categorical exemptions adopted by the department.

VI. Infill Exemption Mitigation Table

EXHIBIT 10 - POLICIES, PLANS, AND REGULATIONS SERVICE AS MITIGATION

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
3.1 Earth and Water Quality				
Regulations and Commitments	Critical Areas Ordinance	Zoning Code Chapter 21.64	<p>Proposals to update the Critical Area Ordinance relevant to earth include:</p> <ul style="list-style-type: none"> ▪ Increase minimum buffers for landslide hazard areas. ▪ Require building setbacks from critical areas buffers. 	Although avoidance is the best strategy, structural and engineering solutions can mitigate geologic hazards. Per RZC 21.64.060, geologic studies must be prepared by a qualified consultant. Third party peer review should continue to be applied to all geotechnical studies and any proposed alterations.
3.2 Water Resources				
Regulations and Commitments	Surface Water Runoff, Stormwater Management	<p>RMC Chapter 13.18 establishes requirements for drainage plans, critical drainage areas and construction timing.</p> <p>RMC Chapter 13.06 prohibits the discharge of contaminants into surface water, stormwater and groundwater and outlines preventive source control measures.</p> <p>The Redmond Water and Wastewater Systems Extensions for Design Standards establishes requirements and provides technical guidance for design of water and sewer systems.</p> <p>The City's Storm and Surface Water Management Program – See Section 3.06 and 3.11.</p>	13.04 Sewage and Drainage – under amendment as part of the RZC ReWrite	<p>Transportation improvement projects and improved developments can enhance downstream water quality by adding incidental flow control and water quality treatment of stormwater to older road sections currently untreated or lacking basic treatment designs.</p> <p>Use of Low Impact Development (LID) techniques such as permeable surfaces and other on-site infiltration methods can improve on-site storage capabilities, reduce impact from increased high flows, and provide water quality benefits. LID practices are part of the stormwater manuals.</p> <p>Streams tributary to Lake Sammamish or the Sammamish River, perennial or intermittent, provide important fish habitat functions besides spawning. Mitigation measures include Conservation Flow Control and enhanced water quality treatment to protect the streams from stormwater impacts.</p>

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
Regulations and Commitments	Critical Aquifer Recharge Areas	RZC 21.64.050 Currently dewatering is allowed per an operating policy and RMC Title 13.25 .	In addition to prohibiting land use that pose a hazard to the City's ground water resources, the City is also proposing to update the Critical Area Ordinance: <ul style="list-style-type: none"> Update to ensure compliance with GMA, various state agency guidance documents, and best available science. Clarify mapping layers of the Critical Aquifer Recharge Areas. <p>The City is proposing to limit below ground parking and facilities in CARAs in Downtown and Marymoor Village through the elimination of temporary construction dewatering.</p>	

3.3 Plants and Animals

Regulations and Commitments	Streams	RZC 21.64.020 The State requires a hydraulic permit approval (HPA) for construction or other work activities in or near state waters that will impact the natural flow or bed of waters of the state. HPAs are intended to ensure that construction is done in a manner that protects fish and their aquatic habitats.	Stream classifications are amended to match State classification system (WAC 222-16). Stream buffers shall be sufficiently wide to achieve the full range of riparian and aquatic ecosystem functions, which include but are not limited to protection of instream fish habitat through control of temperature and sedimentation in streams, preservation of fish and wildlife habitat, and connection of riparian wildlife habitat to other habitats. Stream buffers shall be measured perpendicular from the ordinary high water mark. Existing	
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EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
				<p>streams in pipes do not require buffers.</p> <p>Temporary buffer impacts must be mitigated at a 1:1 ratio.</p> <p>A 15-foot building setback is required from the edge of a stream buffer.</p> <p>Stream crossings to be designed per WDFW design guidelines.</p>
Regulations and Commitments	Wetlands Protection	21.64.030 Wetlands. Washington State Department of Ecology's 2014 Western Washington Revision of the Storm Water Management Manual.	<p>Wetland delineations document based on a ground verified map and professional survey method.</p> <p>Temporary buffer impacts must be mitigated at a 1:1 ratio.</p> <p>Other standards for indirect and temporary impacts.</p> <p>A 15-foot building setback is required from the edge of a wetland buffer.</p>	
Regulations and Commitments	Tree Protection	Tree Canopy Strategic Plan (January 15, 2019) Chapter 21.72 Tree Protection	<p>Policy NE-113 is proposed for amendment to match the Tree Canopy Strategic Plan: <u>Increase Redmond's tree canopy to 40% of city's land area by 2050 using strategies identified in the Tree Canopy Strategic Plan.</u></p>	
Regulations and Commitments	Fish and Wildlife	<p>Endangered Species Act: Regulates and protects species listed at the state or federal level.</p> <p>Migratory Bird Treaty Act: Prohibits the take of protected migratory bird species without prior authorization by the U.S. Fish and Wildlife Service.</p>		

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
		Bald and Golden Eagle Protection Act: Prohibits the take of any bald eagle or golden eagle without prior authorization by the U.S. Fish and Wildlife Service.		
3.4 Air Quality/Greenhouse Gas				
Regulations and Commitments	Greenhouse Gas Emissions Reduction Targets	Resolution No. 1436		
Regulations and Commitments	Environmental Sustainability Action Plan	The Sustainability Plan The Plan creates a path to reduce community-wide emissions by 89%, with a commitment to achieve carbon neutrality community-wide by 2050.		
Regulations and Commitments	Climate Action Implementation Plan	The Implementation Plan		
Regulations and Commitments	Community Strategic Plan	Environmental Sustainability Objectives See the Environmental Sustainability Section on page 8		
Other	See Sections 3.1, 3.2., 3.3, 3.8, 3.10 regarding natural environment, transportation, and stormwater	Several high performing strategies in the Redmond Climate Vulnerability Risk Assessment and Strategy 2022 addressed green infrastructure, tree canopy, transportation demand management.		
3.5 Land Use and Socioeconomics				
Incorporated Plan Features	Zoning Code	21.04 General Provisions 21.06 Urban Recreation 21.08 Residential Regulations <ul style="list-style-type: none">21.08.170 Site Requirements for Residential Zones21.08.260 Attached Dwelling Units	Single Family Zones (R-1 to R-8 and RIN) consolidated to Neighborhood Residential. Multifamily Zones (R-12 to R-30) consolidated to Neighborhood Multifamily. Bear Creek Design District 1 becomes Neighborhood Multifamily with site-	As part of the Housing Element in Redmond’s 2050 Comprehensive Plan Update, the City plans to consolidations some zoning districts and create new zones to accomplish the following: <ul style="list-style-type: none">Create capacity for housing needed at all affordability levels.Create opportunities for jobs.Facilitate meeting community vision.

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
		<ul style="list-style-type: none"> 21.08.340 Home Business 	specific conditions to implement objectives in current zoning.	<ul style="list-style-type: none"> Facilitate permitting.
		21.10 Downtown Regulations	Neighborhood Center Zones (NC1, NC2, part of South GC in Marymoor Village) comprise Mixed Use-Neighborhood.	
		21.12 Overlake Regulations		
		21.13 Southeast Redmond Regulations		
		<ul style="list-style-type: none"> 21.13.120 MDD Site Standards 	Marymoor Center Zones (MM2, MM3, MM5) become MM Core.	
		<ul style="list-style-type: none"> 21.13.150 MDD Floor Area 	East Hill, River Trail, and Carter become Downtown Edge.	
		21.14 Commercial Regulations		
		21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing	Downtown Core consolidates OT, AP, BC, VV, TR, SMT, TSQ, RVBD	
		Article III Design Standards, §§ 21.58.010–21.62.030	Town Center stays the same, with a boundary modification along the north edge to create a straight line.	
			OV 1-5 becomes Overlake Village.	
			New Overlake Village Multi-Family.	
			Revise middle housing regulations to comply with HB 1110.	
			Move small lot short plat provisions to be with other subdivision regulations.	
			Broaden ability to locate non-residential uses in residential zones.	
			Incorporate Bear Creek Design District development objectives from current design district regulations.	
			Conformance of accessory dwelling units design and occupancy requirements with state legislation.	
			Include requirements regarding micro-housing.	

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
			Eliminate spacing and density limits for emergency housing and emergency shelters.	
Regulations and Commitments	Multifamily Housing Property Tax Exemption	Chapter 3.38	Adjust boundaries to match updated Downtown, Marymoor, and Overlake	Redmond offers a Multi-Family Tax Exemption (MFTE) program for the purpose of increasing housing affordability in Redmond.
Regulations and Commitments	Anti-displacement		Section 21.12.600, Proposed	Anti-displacement options are being considered as part of the Overlake incentive package code update.
Regulations and Commitments	Affordable housing regulations	RZC 21.20	Proposed for Amendment	Redmond requires that at least 10% of the total number of homes in all new developments of 10 or more homes or dwellings must be affordable through the affordable housing regulations in RZC 21.20.
Regulations and Commitments	Affordable housing regulations	RCW 81.112.350		Sound Transit partners with private and non-profit developers to build TOD, with housing affordable to a range of income levels, as well as new retail, restaurants, offices, and community spaces. RCW 81.112.350 requires Sound Transit to offer 80% of its surplus property that is suitable for housing to qualified entities to develop housing affordable to families at 80% of AMI or less.
Other Potential Mitigation Measures	Design Standards and Environmental Regulations	21.60 Citywide Design Standards 21.62 Urban Center Standards 21.67 Green Building Incentive Program (GBP)	New development standards and design guidelines could include Cool, Blue, and Green Principles (e.g., mixed use, innovation/collaboration, healthy living, large scale low impact development [LID], etc.)	Enhancing building sustainability through incentives and retrofits.
3.6 Relationship to Plans and Policies				
Incorporated Plan Features	Comprehensive Plan	The Preferred Alternative	The Preferred Alternative has been evaluated for conformity to state and regional plans and policies.	See Sections 3.5 and 3.7.

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
3.7 Aesthetics				
Regulations and Commitments	Redmond Zoning Code	Article I Zone Based Regulations, §§ 21.04.010–21.16.030 Article III Design Standards, §§ 21.58.010–21.62.030	Residential design for sociability Design for affordable commercial space Neighborhood identity and cultural landscape Climate adaptation and resiliency Shadows Views Marymoor Park/Village relationship	Citywide and area specific design standards
Regulations and Commitments	International Building Code			Accessibility requirements
3.8 Transportation				
Incorporated Plan Features	Transportation Master Plan	The Redmond Transportation Master Plan (TMP) is an element of the City's Comprehensive Plan and is the document that guides Redmond's transportation investment and activities	TMP Update is part of Redmond 2050.	.
Regulations and Commitments	Transportation Facilities Plan		Update to match TMP.	The Transportation Facilities Plan (TFP) guides transportation investments that the City of Redmond expects to deliver by the planning period. The Washington State Growth Management Act requires all cities to have a financially-constrained long-range infrastructure plan for transportation

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
Regulations and Commitments	Transportation Demand Management (TDM)	RZC 21.52.020	21.52 Transportation Standards	Existing TDM regulations include the Commute Trip Reduction (CTR) program (required by the State for large employers) and Transportation Management Programs required by the City as a condition for some development (RZC 21.52.020).

3.9 Public Services

Incorporated Plan Features	Comprehensive Plan	Capital Facilities Plan Element	Redmond 2050 Periodic Update	
Incorporated Plan Features	Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan (2017)	PARCC Plan (2017)	PARCC Plan (2023)	
Incorporated Plan Features			Redmond Police Department Functional Plan (Draft)	
Incorporated Plan Features	Fire Department Strategic Plan 2022-2027			
Incorporated Plan Features	International Fire Code (IFC)	Chapter 15.06 Fire Code		
Incorporated Plan Features	Lake Washington School District Strategic Plan			
Incorporated Plan Features	Lake Washington School District Six-Year Capital Facilities Plan			
Incorporated Plan Features	Redmond Municipal Code	Chapter 3.10 Impact Fees		Update as needed to meet

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
3.10 Utilities: Stormwater				
Regulations and Commitments	The National Pollutant Discharge Elimination System	Permit requirements Stormwater Management Program (SWMP) Plan		The National Pollutant Discharge Elimination System (NPDES) permit requires the City to take numerous actions to reduce the amount of polluted stormwater runoff flowing into our lake, river, groundwater, and streams. This permit satisfies a Federal Clean Water Act mandate and is issued to the City by the Washington State Department of Ecology.
Regulations and Commitments	Low Impact Development (LID)	LID Measures RZC 21.17.010	21.17 Adequate Public Facilities and Undergrounding of Utilities	<p>The Stormwater Technical Notebook provides stormwater management requirements for development projects. It encourages low impact development. Use of LID can lead to smaller stormwater ponds, thereby reducing costs for developers.</p> <p>RZC 21.17.010 sets standards for low-impact development, a stormwater management technique that helps preserve the quality of Redmond's groundwater.</p>
Regulations and Commitments	Stormwater Technical Notebook (2022)	RMC 15.24		RMC 15.24 contains stormwater management regulations for development and redevelopment; it codifies the <i>Stormwater Technical Notebook</i> as a supplement to the code. The most current version of the City's <i>Stormwater Technical Handbook</i> at the time of development will guide infrastructure improvements.
Regulations and Commitments	Title 13 Water and Sewers	13.06 Storm Water Management Code 13.18 Storm Water Management Utility 13.20 Storm Water Drainage Capital Facilities Charges		RMC Title 13 contains provisions for the management and financing of stormwater infrastructure.

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
3.11 Utilities: Water and Sewer				
Incorporated Plan Features	Adequate Public Facilities	21.17 Adequate Public Facilities and Undergrounding of Utilities	21.17 Adequate Public Facilities and Undergrounding of Utilities	
Incorporated Plan Features	Title 13 Water and Sewers	RMC Title 13 regulates the City of Redmond water and sewer utilities		<p>Current discharge regulations contained in RMC 13.04 provide the basis and support for elements of a Source Control Program such as inspections and education.</p> <p>RMC 13.29 requires that the mayor shall approve a Water Shortage Response Plan that establishes actions and procedures for managing water supply and demand during anticipated or actual water shortages.</p>
Incorporated Plan Features	Adequate Public Facilities	21.17 Adequate Public Facilities and Undergrounding of Utilities	21.17 Adequate Public Facilities and Undergrounding of Utilities	
Incorporated Plan Features	Provide for water service and other public requirements.	RZC Chapter 21.74 Land Division	RZC Chapter 21.74 Land Division	Criteria, regulations, and standards to govern the development within the City, and to provide for water service and other public requirements (RZC Chapter 21.74).
Incorporated Plan Features	Washington State Department of Ecology	Chapter 173-240-050 of the Washington Administrative Code (WAC) and Chapter 90.48 of the Revised Code of Washington (RCW).		Under state law (RCW 43.20.260), the water utility is required to provide service within its retail service area, provided it can meet the conditions prescribed in state law, including the ability to deliver such service in a timely and reasonable manner.
Incorporated Plan Features	Use of reclaimed water.	RMC 13.07.085.A.2 and Redmond Zoning Code 21.64.050.C.1.p and 21.64.050.C.2.b limits the use of reclaimed water within the critical aquifer recharge area (CARA).	21.64 Critical Areas Regulations	
Incorporated Plan Features	Water System Plan		June 2023 Update	

EIS Topic	Applicable Policy or Regulation	Citation/ Document	Proposed Code or Regulation	Discussion
Incorporated Plan Features	Wastewater System Plan		Update following Preferred Alternative.	
Incorporated Plan Features / Other Potential Regulations	Utility Availability Applications		Update with system plan updates.	